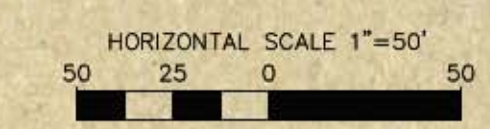


SITE DATA

- OWNER OF RECORD OF MAP 35 LOT 3-1: RIVER GLEN DEVELOPMENT, C/O ABODE BUILDERS OF NH, PO BOX 2243, CAMPTON, NH 03223.
DEED REFERENCE TO PARCEL IS BK 5852 PG 384
AREA OF PARCEL = 253,950± SF OR 5.830± ACRES
- ZONED: PZ
EXISTING USE: UNDEVELOPED
PROPOSED USE: WAREHOUSE
- THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL PLAN FOR WAREHOUSE BUILDINGS AND ASSOCIATED PARKING ON AN EXISTING LOT.
- PARKING CALCULATIONS:
REQUIRED: WAREHOUSE 0.56 SPACES/KSF (82,875 SF) = 47 SPACES
PROPOSED: 93 SPACES



THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.



TAX MAP 35 LOT 3-1
CONCEPT PLAN
WAREHOUSE FACILITY
 SOUTH RIVER ROAD, BEDFORD, NH
 OWNED BY
SRR BEDFORD NH VENTURES LLC
 PREPARED FOR
CHARLES RIVER
 SCALE: 1"=50' AUGUST 22, 2023

TFM Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
 48 Constitution Drive, Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

REV	DATE	DESCRIPTION	DR	CK

Aug 22, 2023 - 5:02pm F:\TFM Projects\16433-50 Charles River - Tesla Concept\16433-50_C3D\Design\Charles River Warehouse Concept_2023-08-22.dwg

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